

- President: Jodi Riddell
- Vice President: Michael Dale
- Secretary: Tina Dobson
- Treasurer: Lisa Behrens
- Director at Large: Dave Haggard
- Director at Large: Larry McKinstry
- Director at Large: Michelle Traxler

**RECEIVED**  
 MAY 27 2026  
**CLERKS OFFICE**



PO Box 520931  
 Big Lake, AK 99652-0931

**Executive Board Meeting – February 24, 2026 – 5:30 PM**  
**Susitna Brewing Co. Cafe**

MINUTES

**1) Call to Order/Determination of Quorum**

By: Jodi Quorum: Yes Time: 5:34pm Guests: Samantha Trelfa, Jamie Spencer

**2) Pledge of Allegiance**

**3) Agenda Approval:** Motion to approve: Michael Second: Larry

**4) Previous Meeting Minutes Approval (November 25, 2025)**

Motion to approve: Lisa Second: Larry Copy signed: Yes

**5) Presentation(s)**

1. Youth Advisor: Samantha Trelfa, Leadership Council - Houston Highschool

Samantha spoke about the need for adding a Youth Advisory position to the BLCC Board in order to be a voice for the younger generation's needs and get them connected more with the community. She asked the youth at Houston HS what they'd like to see in the community that would serve them better. Their response was more job and volunteer opportunities, more public land dedicated to youth activities and helping Big Lake retain its small-town charm with events that they can participate in. Her goal is to have the HS club act like a youth version of the council; to receive BLCC information and for BLCC to hear from them and provide more opportunities for volunteering in the community (i.e., Big Lake Belles, events, etc.) to increase their skills. Being a part of the Board would teach them how to run their school meetings properly and give them communication and public speaking skills. One current issue is properly accessing the sand pit via off-road trails and having the youth involved in working on a trail.

The Youth Advisory position would be a non-voting position and give a monthly report at the General Meetings. This will be voted on at the next General Meeting, March 10<sup>th</sup>.

**6) Treasurer's Report**

|   |             |
|---|-------------|
| Checking (Community Revenue Sharing Funds): | \$27,299.85 |
| Savings (Membership Dues):                  | \$4,285.04  |
| Money Market (Jordan Lake Park Project):    | \$66,705.66 |

**7) Correspondence**

- 1. 2025-2026 Combined Renewal Notice for Marijuana Establishment, High Hat

**8) Unfinished Business**

- 1. None

*Handwritten signature/initials in blue ink.*

**9) New Business**

1. Set schedule for reviewing grants at the next Board meeting. The grants can go toward projects that would benefit the community, not just non-profits.
2. Jodi would like to increase the Big Lake Bells grant. Motion approved to send the Bells \$2500 this year. Still no word on the permit to add a flower box at Mile 2 or 3.
3. Note from Assemblyman Gamble: RSA #21 is having a special meeting to vote on the road contract, March 9<sup>th</sup>, 6:30pm, at the Big Lake Lions Rec Center.
4. Maintenance of the roundabout: maintenance is difficult because of the rocks which were to deter people from driving over it. Big Lake Road is a state road, the roundabout is maintained by the Borough. There is power to it and no water source. Suggestions are to add a flag pole with lights, a "welcome" sign (work with the high school welding class?), and come up with an attractive design that hinders driving. Submit as a Community Improvement Project.

**10) Persons to be Heard (3 Minutes per person)**

- 1.

**11) Announcements**

1. Les Button's Celebration of Life at Floaters, March 1<sup>st</sup>
2. Chamber of Commerce and Big Lake Trails Fun Run, March 7<sup>th</sup>

**12) Board Member Closing Comments**

1. Jodi Riddell:
2. Michael Dale: Do safety checks on your vehicles, check lights, etc.
3. Tina Dobson:
4. Lisa Behrens:
5. Dave Haggard:
6. Larry McKinstry:
7. Michelle Traxler:

**13) Adjournment**

By: Michael                      Second: Tina                      Time: 6:18pm

  
 \_\_\_\_\_  
 Signature – Jodi Riddell, President – Big Lake Community Council      Date

5-26-2026

  
 \_\_\_\_\_  
 Attestation – Tina Dobson, Secretary – Big Lake Community Council      Date

5-26-26



# MATANUSKA-SUSITNA BOROUGH

Department of Finance

Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8642 • Fax (907) 861-8695

www.matsugov.us

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## MEMORANDUM

**DATE:** May 30, 2026

**TO:** Matanuska-Susitna Borough Assembly  
Oliver Querin, Borough Assessor

**FROM:** Traci Barickman, Board of Equalization Chair

**SUBJECT:** 2026 Board of Equalization Summary Report and Summary Certification to the Assembly.

### 2026 Board of Equalization Summary Report to the Assembly

| <u>Assessment Year 2026:</u>  | <u>Total</u> | <u>Percent</u> |
|---|--------------|----------------|
| Total Number of Appeals Filed:                                      | 425          | 100%           |
| Number of Appeals Withdrawn:  | 333          | 78%            |
| Number of Appeals Heard:  | 92           | 21%            |
| Number of Cases with Appellants Present at Hearing:                 | 29           | 31.5%          |
| Number of Cases with Appellants Not Present at Hearing:             | 63           | 68.4%          |
| Number of Cases Heard and Remanded to Assessor:                     | 0            | 0%             |
| Number of Cases Heard That Were Adjusted by Board:                  | 13           | 14%            |
| Net Change in Value of Adjustments Made by the Board:               | -\$1,391,740 |                |
| Regular Hours Worked by Appraisers & BOE Clerk (March 3 – May 4):   | 5920.25      |                |
| Overtime Hours Worked by Appraisers & BOE Clerk (March 1 – May 10): | 238.25       |                |
| Meeting Hours Worked by Board Members:                              | 648.65       |                |
| Total Number of BOE Meeting Hours:                                  | 648.65       |                |

Following is a summary of actions taken by the 2026 Board of Equalization on the dates noted below:

**APRIL 1, 2026, 9:00 A.M. Organizational Meeting**  
**Board Members present: Ken Kincaid, Traci Barickman, Uli Johnson, Dale Hammitt, Ashley Dittman.**

Motion to elect Traci Barickman as Chair by Ken Kincaid, 2<sup>nd</sup> by Uli Johnson. Votes in favor: All. Votes opposed: None. Motion passes. Motion by Uli Johnson to nominate Ken Kincaid as Vice Chair, 2<sup>nd</sup> by Dale Hammitt. Votes in Favor All. Votes Opposed: none. Motion passes. Amie Jacobs, Board Clerk, administered the oath to all board members.

Amie Jacobs, Board Clerk, administered the oath to all borough staff present: Art Godin, Caleb Kiel, Jennifer Buswell, Melissa Woods, Oliver Querin, Ryan Judd, Char Avril, Jacque Malette, Bud Hilty, Charlyn Spannagel, Eric Cox, Rob Tracy, Buddy Eveland, Matt McMIndes, Kyle Kramer, and Jonathan Maycock recorded their oaths.

Presentations: Shannon Bodalay, Deputy Borough Attorney gave presentation on board and staff conduct. The quorum was set with a maximum of five board members to hear late-file requests: Traci Barickman, Ken Kincaid, Uli Johnson, Ashley Dittman, and Dale Hammitt will hear the late file requests.

**Late-File Requests:**

**Name: Chad & Lori Mills**

**Account No. 52917B04L022**

Motion to grant late file request by Ken Kincaid, 2<sup>nd</sup> by Uli Johnson, Votes in Favor: Dale Hammitt. Votes Opposed: Majority. Motion fails late-file request is denied. Summary of findings: "There were two people in title, and no reason one or the other could not have filed the appeal, and there was no compelling information to grant the appeal." Concurrence: Traci Barickman Uli Johnson, Ashley Dittman, Ken Kincaid. Nonconcurrence: Dale Hammitt.

**Name: Jake Whittaker**

**Account No.: 51090B01L003**

Motion to grant late file request by Ken Kincaid, 2<sup>nd</sup> by Uli Johnson. Votes Opposed: All.

Motion fails; late-file request is denied. Summary of findings: Not receiving your tax card is not a compelling reason to miss the appeal period deadline. There are other ways to access your assessment. Concurrence: Traci Barickman, Ken Kincaid, Uli Johnson, Dale Hammitt, Ashley Dittman. Nonconcurrence: None.

**Name: Stephan Novakovich**

**Account No.: 59053000L005**

Motion to grant late file request by Ken Kincaid, 2<sup>nd</sup> by Uli Johnson. Votes in Favor: All. Votes Opposed: None. Motion fails; late-file request is denied. Summary of findings: Only reason provided was he was "out of state" no compelling reason to not file the appeal within the deadline. Concurrence: Traci Barickman, Ken Kincaid, Uli Johnson, Dale Hammitt, Ashley Dittman. Nonconcurrence: None.

**Name: Aaron Lovejoy**

**Account No.: 55121B03L007**

Motion to grant late file request by Ken Kincaid, 2nd by Dale Hammitt. Votes in Favor: All. Votes Opposed: None. Motion **fails**; late-file request is **Denied**. Summary of findings: There was no compelling reason to grant the appeal". Concurrence: Traci Barickman, Ken Kincaid, Ashley Dittman, Uli Johnson, Dale Hammitt. Nonconcurrency: None.

**Name: Colten Southworth**  
**Account No.: 55369B01L003**

Motion to grant late file request by Ken Kincaid, 2nd by Dale Hammitt. Votes in Favor: Traci Barickman, Ken Kincaid, Ashley Dittman. Votes Opposed: Uli Johnson. Motion **carries**: late-file request is **approved**. Summary of findings: A military reason is a compelling reason to have missed the appeal deadline.

Concurrence: Traci Barickman, Ken Kincaid, Dale Hammitt, Ashley Dittman, Uli Johnson. Nonconcurrency: none

**Name: Daniel Gagnon**  
**Account No.: 51365B01L011**

Motion to grant late file request by Ken Kincaid, 2nd by Uli Johnson. Votes in Favor: None. Votes Opposed: All. Motion **fails** late-file request is **Denied**. Summary of findings: Being out of state is not a compelling reason to not file by the deadline. Concurrence: Traci Barickman, Ken Kincaid, Ashley Dittman, Uli Johnson. Nonconcurrency: None.

**Name: Phillip Stanger**  
**Account No.: 51737300L005A**

Motion to grant late file request by Ken Kincaid, 2<sup>nd</sup> by Uli Johnson. Votes in Favor: None. Votes Opposed: All. Motion **fails**: Late file request is **denied**. Summary of findings: No compelling reason for being able to file within the time frame. Concurrence: Traci Barickman, Ken Kincaid, Uli Johnson, Dale Hammitt, Ashley Dittman. Nonconcurrency: None

**Name: Aaron Mason**  
**Account # 5312813B01L006**

Motion to grant late file request by Ken Kincaid, 2<sup>nd</sup> by Ashley Dittman. Votes in Favor: Dale Hammitt, Ken Kincaid. Votes Opposed: **Majority**. Motion **fails**; late-file request is **denied**. Summary of findings: The board has sympathy, but the appellant did not give a compelling reason why he could not call the borough or access his tax information online and get this process going.

Concurrence: Traci Barickman, Ken Kincaid, Dale Hammitt, Ashley Dittman, Uli Johnson. Nonconcurrency: None.

**Name: Deborah Velock**  
**Account No. 52494B02L001**

Motion to grant late file request by Ken Kincaid, 2<sup>nd</sup> by Uli Johnson. Votes in favor: None. Votes opposed: **All**. Motion **fails**; late file request is **denied** Summary of findings: Not realizing the deadline is not a compelling reason to grant the appeal. Concurrence: Traci Barickman, Ken Kincaid, Dale Hammitt, Ashley Dittman, Uli Johnson.

**Name: Scott William Corino**  
**Account No.: 51364B01L020**

Motion to grant late file request by Ken Kincaid, 2nd by Uli Johnson. Votes in Favor: **none**. Votes Opposed: **all**. Motion **fails**: Late file request is **denied**. Summary of findings: Late file

request wasn't even filled out until 3/13/26 provided no compelling reason to grant the appeal.  
Concurrence: Traci Barickman, Ken Kincaid Dale Hammitt, Ashley Dittman, Uli Johnson.  
Nonconcurrence: None

**Name: Edith Whitted**

**Account No. 56516B03L019, 56516B03L020**

Motion to grant late file request by Ken Kincaid, 2nd by Dale Hammitt. Votes in favor: majority. Votes opposed: Uli Johnson, Ashley Dittman. Motion carries: late file request is approved Summary of findings: She stated she was sick most of the month that kept her from filing on time which was the basis of granting this appeal. Concurrence: Traci Barickman, Ken Kincaid, Dale Hammitt, Ashley Dittman, Uli Johnson.

**Name: Keith Lipse**

**Account No.: 52912B07L001**

Motion to grant late file request by Ken Kincaid, 2nd by Uli Johnson. Votes in Favor: none. Votes Opposed: all. Motion fails: Late file request is denied. Summary of findings: The board recognizes he was in a lot of pain, but it didn't find that it stopped him from filing for what he needed to, to get out of jury duty. Concurrence: Traci Barickman, Ken Kincaid, Dale Hammitt, Ashley Dittman, Uli Johnson.

**Name: Thomas Jensen**

**Account No.: 56611B04L010**

Motion to grant late file request by Ken Kincaid, 2nd by Uli Johnson. Votes in Favor: none. Votes Opposed: all. Motion fails: Late file request is denied. Summary of findings: He had plenty of time to file in the first week of February, there are multiple avenues to file an appeal. Concurrence: Traci Barickman, Ken Kincaid, Dale Hammitt, Ashley Dittman, Uli Johnson.

**Name: Keith & Flora Lovejoy**

**Account No.: 54732B02L003; 55575B02L002**

Motion to grant late file request by Ken Kincaid, 2nd by Uli Johnson. Votes in Favor: none. Votes Opposed: all. Motion fails: Late file request is denied. Summary of findings: No compelling reason to grant the late file request. Concurrence: Traci Barickman, Ken Kincaid, Dale Hammitt, Ashley Dittman, Uli Johnson

**APRIL 02, 2026, 9:00 A.M.**

**Board Members present: Ken Kincaid, Uli Johnson, Ashley Dittman**

**Name: Seth Pettigrew**

**Appeal #042**

**Account # 56070000L1203**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 56070000L1203, appeal 042, by Ashley Dittman, 2<sup>nd</sup> by Uli Johnson, Vote in favor: All. Opposed: None. Motion carries: borough valuation Denied. Summary of findings: Claim was the proper is valued excessively, findings are that the appellant met the burden of proof, and the 500.00 salvage value has been removed. Concurrence with Findings of Facts: In favor: all. Opposed: none

**Name: Phylliss Pettigrew**

**Appeal #043**

**Account #53342000L015-A**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 53342000L015-A, appeal 043, by Amy Demboski, 2<sup>nd</sup> by Uli Johnson. Vote in favor: **None**. Opposed: **All**. Borough's valuation upheld. Summary of finding: Claim is the property is valued excessively, findings are that the appellant did not meet the burden of proof, the appellant did not provide time stamped pictures and did not allow inspection for the property in order to override the 30% brough adjustment. Concurrence with Findings of Facts: In favor: all Opposed none.

**Name: Mahana Petersen**

**Appeal #081**

**Account #51658B04L003**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 51658B04L003, appeal 081, by Uli Johnson, 2<sup>nd</sup> by Ashley Dittman. Vote in favor: **None**. Opposed: **All**. Borough's valuation upheld. Summary of findings: Claim is the property is valued incorrectly/improperly. Burden of proof was not met, appellant denied interior inspection, and the appellant supplied no market evidence to support her appeal. Borough did a good job explaining why the depreciation was removed. Concurrence with Findings of Facts: In favor: all Opposed none.

**Name: Kevin Johnston**

**Appeal #030**

**Account #51351000L003**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 51351000L003, appeal 030, by Uli Johnson, 2<sup>nd</sup> by Ashley Dittman. Vote in favor: **None**. Opposed: **All**. Motion fails; Borough's valuation upheld. Summary of findings: No proof from appellant on anything, borough did a good job of applying an adjustment, acknowledged the market interaction of this specific property, the methodology was done properly. Concurrence with Findings of Facts: In favor: all Opposed none

**APRIL 2, 2026, 1:00 P.M.**

**Board Members present: Traci Barickman, Amy Demboski, Dale Hammitt**

**Name: Taylor Cross**

**Appeal # 233**

**Account # 52602B04L009**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 52602B04L009, appeal 233, by Amy Demboski, 2<sup>nd</sup> by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion fails: Borough's valuation upheld. No market evidence has been provided by the appellant. Based on sale values and comparables seem undervalued, certainly not overvalued. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**.

**April 06, 2026, 9:00 A.M.**

**Board Members present: Traci Barickman, Ken Kincaid, Dale Hammitt**

**Name: Dane Crowley**

**Appeal #274**

**Account #117N02E02D023**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 117N02E02D023, appeal #048, by Ken Kincaid, 2nd by Dale Hammitt. Votes in favor: **All**. Opposed: **None**. Motion carries: Summary of findings: Burden of proof was met by appellant, the brought and appellant came to an agreement that the square footage was incorrect. The borough upheld square footage for an accurate record, which adjusted the assessed value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: William & Elizabeth Lyons**

**Appeal #098**

**Account #224N04W18B004**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 224N04W18B004, appeal #098, by Ken Kincaid, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion Fails. Summary of findings: Appellant attempted to meet burden of proof but was unable to do so with the comparables provided by the borough. Appellant was not present for any testimony on his appeal. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Nordstrom Fam Lvg TR (Alechia & Hans Nordstrom)**

**Appeal #123**

**Account #59053000L017**

**Appellant was not present at hearing.**

Motion to grant appeal from account No.59053000L017, appeal #123, by Ken Kincaid, 2<sup>nd</sup> by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion fails. Borough's valuation upheld. Summary of findings: Appellant did not meet burden of proof with evidence provided, and borough's land assessment is low considering comparables that were provided. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Linda Cathey**

**Appeal #387**

**Account # 56611B02L004**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56611B02L004, appeal #123, by Ken Kincaid, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion fails. Borough's valuation upheld. Summary of findings: Appellant did not provide any information that supports the appeal, appellant did not meet the burden of proof. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Kristina Macgregor**

**Appeal #101**

**Account # 56410B02L017**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56410B02L017, appeal #101, by Ken Kincaid, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion fails. Borough's valuation upheld. Summary of findings: No grounds for the appeal, the appellant cannot appeal just because the

value has gone up. Appellant did not meet the burden of proof. Borough found comparables that support the value. Concurrence with Findings of Facts: In Favor: All. Opposed: None

**Name: Hans Botzki**

**Appeal #048**

**Account # 59082000L080**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 59082000L080, appeal #048, by Ken Kincaid, 2nd by Dale Hammitt. Votes in favor: None. Opposed: All. Motion fails. Borough's valuation upheld. Summary of findings: The borough did a good job providing comparables. Appellant provided no evidence to support the burden of proof. Prof of cabin vs home was not met. Concurrence with Findings of Facts: In Favor: All. Opposed: None

**April 07, 2026, 9:00 A.M.**

**Board members present: Ken Kincaid, Ashley Dittman, Dale Hammitt**

**Name: Jeffrey Lazarek**

**Appeal #002**

**Account # 52994B02L012**

**Appellant was present at the hearing.**

Motion to grant appeal from account No. 52994B02L012, appeal 002, by Dale Hammitt, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: None. Opposed: All. Motion fails. Borough's valuation upheld. Summary of findings: The appellant did not prevail in his argument because the borough adjusted their numbers to the newly adjusted value of \$372,800 Concurrence with Findings of Facts: In Favor: All. Opposed: None

**Name: Dougfir holdings LLC (Jesse Sumner)**

**Appeal #008**

**Account # 56001B06L008**

**Appellant was present at hearing**

Motion to grant appeal from account No. 56001B06L008 appeal 008, by Dale Hammitt, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: All. Opposed: None. Motion fails. Borough's valuation was denied. Summary of findings: The appellant did not meet the burden of proof of property being improperly, or inequitably valued. What we found to be the most supported was the builder who's in the business of construction and has built this, and showed us a contract of another he built right in the same price point that he would build this for 983,760, a very precise number, and then we further concurred that the contributory value of land to do that kind of construction would require \$85,000 for cost today, and that led us the board to the answer \$1,068,760.00. . Concurrence with Findings of Facts: In Favor: All. Opposed: None

**April 07, 2026, 1:00 P.M.**

**Board members present: Traci Barickman, Amy Demboski, Uli Johnson**

**Name: Jennifer & Hal Willardson**

**Appeal #360**

**Account # 58040000L015**

**Appellant was present at hearing.**

Motion to grant appeal from account No 58040000L015, appeal #360, by Amy Demboski, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **fails**. Borough's valuation upheld.

Summary of findings: Appellant appealed on excessive & unequal, and with robust discussion about the comparables on her property appellant came short on demonstrating that her property valuation was excessive and unequal. Concurrence with Findings of Facts: In Favor: **All**.

Opposed: **None**

**Name: Timothy Brady**

**Appeal #051**

**Account # 51537B02L004**

**Appellant was present at the hearing.**

Motion to grant appeal from account No 51537B02L004, appeal 051, by Amy Demboski, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **fails**. Borough's valuation upheld.

Summary of findings: Issues appellant brought forth appear to be resolved, no issues have occurred since 2022. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: John & Shannon Groundwater**

**Appeal #070**

**Account # 57922B07L016**

**Appellant was present at the hearing.**

Motion to grant appeal from account No 57922B07L016, appeal 070, by Amy Demboski, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **fails**. Borough's valuation upheld.

Summary of findings: Appellant brought forth good comparison and burden of proof, but one sale does not make a market, and the borough cannot use 1 sale as it would throw off the market.

Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Robert Tucker**

**Appeal #017**

**Account # 217N01W14C004**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 217N01W14C004, appeal #017, by Amy Demboski, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **fails**. Borough's valuation upheld. Summary of findings: Nothing provided by appellant other than stating its swamp land.

Borough provided good comparables that prove the lot is buildable and could be purchased at the current valuation. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Steven Calderwood**

**Appeal #232**

**Account # 57042B01L003**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 57042B01L003, appeal #232, by Amy Demboski, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **fails**. Borough's valuation upheld.

Summary of findings: Nothing provided by appellant, borough provided adequate comparison to support the value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Giacinto Paoletti**

**Appeal #305**

**Account # 55577000L001**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 55577000L001, appeal #305, by Amy Demboski, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **fails**. Borough's valuation upheld.

Summary of findings: Appeal was based on excessive; appellant provided and appraisal from 2024. Borough was able to prove with comparison 2,3,4 that were inferior to the subject property. Appellant bears the burden of proof, and the burden of proof was not met.

Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Christian Warrior**

**Appeal #330**

**Account 52289B05L006**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 52289B05L006, appeal #330, by Amy Demboski, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **fails**. Borough's valuation upheld.

Summary of findings: Appeal was based on excessive value, no information provided by appellant. The borough brought 4 good comparisons that support the current value.

Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**April 08, 2026, 9:00 A.M.**

**Board members present: Traci Barickman, Corbin Thurneau, Uli Johnson**

**Name: John & Diane Paoletti**

**Appeal #009**

**Account # 56016B01L003**

**Appellant was present at the hearing.**

Motion to grant appeal from account No 56016B01L003, appeal 009, by Uli Johnson, 2<sup>nd</sup> by Corbin Thurneau. Votes in favor: **All**. Opposed: **None**. Motion **Approved**. Appeal was based on excessive \$30,000 increase in value, unequal, incorrect value, as well as earthquake damage.

Nor appeal based on a 30,000 increase. The damage has been addressed by a 4% adjustment on the property. No evidence provided by appellant to support their appeal. Burden of proof has not been met. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Grave Investments LLC (John Paoletti)**

**Appeal #349**

**Account # 56016B01L004**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 56016B01L004, appeal 349, by Uli Johnson, 2<sup>nd</sup> by Corbin Thurneau. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Borough's value upheld.

Summary of findings: Appeal was based on excessive, improper, unequal. Borough provided four comparable sales that do indicate same procedures and policies as similar properties.

Appellant provided no information to support his appeal; burden of proof has not been met

Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Grave Investments LLC (John Paoletti)**

**Appeal #350**

**Account # 55431B02L018**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 55431B02L018, appeal 350, by Corbin Thurneau, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Borough's valuation upheld. Summary of findings: Appeal was based on excessive, incorrect, unequal. Appellant provided nothing to prove it was excessive, incorrect, or unequal to other properties. Borough provided comparable sales to support the assessed value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Grace Investments LLC (John Paoletti)**

**Appeal #351**

**Account # 55431B02L017**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 55431B02L017, appeal 351, by Corbin Thurneau, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Borough's valuation upheld. Summary of findings: no information, no evidence provided by appellant to consider, borough provided comparable sales, borough uses same mass appraisal practices to support value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Grace Investments LLC (John Paoletti)**

**Appeal #351**

**Account # 51053000L002-1**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 51053000L002-1, appeal 352, by Corbin Thurneau, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Borough's valuation upheld. Summary of findings: Appeal was based on excessive, incorrect, unequal. Appellant provided nothing to prove it was excessive, incorrect, or unequal to other properties. Borough provided four comparable sales to support the assessed value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Grace Investments LLC (John Paoletti)**

**Appeal #354s**

**Account # 118N01E34D008**

**Appellant was not present at the hearing.**

Motion to grant appeal from account No. 118N01E34D008, appeal 354, by Uli Johnson, 2<sup>nd</sup> by Corbin Thurneau. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Borough's valuation upheld. Summary of findings: No information, no evidence provided by appellant to consider, borough provided comparable sales, borough uses same mass appraisal practices to support value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**April 08, 2026, 2:00 P.M.**

**Board members present: Ken Kincaid, Ashley Dittman, Dale Hammitt**

**Name: Justin Morawitz**

**Appeal #064**

**Account # 52078B03L001**

**Appellant was present at the hearing.**

Motion to grant appeal from account No. 52078B03L001, appeal 064, by Dale Hammitt, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant provided cost information about what it would take to fix it up, there was no evidence

of the need for that, or what might change the market value to if he did complete that. It might very well raise it to different quality levels, and it would be a higher assessed value. Appellant provided no information on how his property is inequitable, therefore, burden of proof was not met. Concurrence with Findings of Facts: In Favor: All. Opposed: None

**Name: Willy Rumbo**

**Appeal #031**

**Account # 52930B06L007**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 52930B06L007, appeal 031, by Dale Hammitt, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: **All**. Opposed: **None**. Motion **Carries**. Summary of findings: Appellant made a compelling argument especially given that the borough saw in March the repairs were underway, and even that it still has temporary heat. Having to feed the wood stove, which is not without effort to do that. The board felt that it was a compelling enough reason, and the borough agreed to make a further adjustment of 55,000. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Stephen & Marjean Backlin**

**Appeal #071**

**Account # 218N02W14C011**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 218N02W14C011, appeal 071, by Dale Hammitt, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion **Denied**. Summary of findings: Borough does the valuation on mass appraisal system, and the burden of proof is on the appellant. Nothing was provided by appellant, borough supplied good comparison to support the value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Stephen & Marjean Backlin**

**Appeal #072**

**Account # 218N02W14C012**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 218N02W14C012, appeal 072, by Dale Hammitt, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion **Denied**. Summary of findings: Borough does the valuation on mass appraisal system, and the burden of proof is on the appellant. Nothing was provided by appellant, borough supplied good comparison to support the value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Kathleen Shoop**

**Appeal #246**

**Account # 52952B02L003**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 52952B02L003, appeal 246, by Dale Hammitt, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion **Denied**. Summary of findings: Appellant appealed on her property being excessive, and improperly valued. No evidence of fraud or unrecognized appraisal methods used on property. Appellant provided no evidence to support her appeal. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Jaclyn Moore**

**Appeal #388**

**Account # 51590B04L007**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 51590B04L007, appeal 388, by Dale Hammitt, 2nd by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Denied. Summary of findings: Appellant provided no information to change the board's mind; borough attempted to adjust for the issues but had no communication in return. Assessments department did a great job supplying facts, and the appellant did not meet burden of proof. Concurrence with Findings of Facts: In Favor: All. Opposed: None

**April 9, 2026, 9 A.M.**

**Board members Present: Traci Barickman, Ken Kincaid, Ashley Dittman**

**Name: Ryan Anderson**

**Appeal #131**

**Account # 52478B01L024**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 52478B01L024, appeal 131, by Ken Kincaid, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Fails. Burden of proof was not met. Borough brought comparables that support the value. Concurrence with Findings of Facts: In Favor: All. Opposed: None

**Name: Ryan Anderson**

**Appeal #132**

**Account # 57476B01L003**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 57476B01L003, appeal 132, by Ken Kincaid, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Fails. Burden of proof is on the appellant, no evidence provided to rely on. Concurrence with Findings of Facts: In Favor: All. Opposed: None

**Name: Dawson White**

**Appeal #111**

**Account # 56510B03L019**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 56510B03L019, appeal 111, by Ken Kincaid, 2<sup>nd</sup> by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Fails. Disputes seem to be about the allocation between the land and the improvements. The borough did a good job of explaining the statutory constraints of how they're doing that, and what they're working toward and their solution toward that. Concurrence with Findings of Facts: In Favor: All. Opposed: None

**Name: David and Sharon Sellers**

**Appeal #119**

**Account # 56365B01L001**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56365B01L001, appeal 119, by Ken Kincaid, 2nd by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Fails. Appellant did not meet burden of proof. The value going up too much is not meeting the burden of proof. Borough did a good job supplying comparables that support the value. Concurrence with Findings of Facts: In Favor: All. Opposed: None

**Name: Christopher Clarke**

**Appeal #116**

**Account # 53320B01L031**

**Appellant was not present at hearing.**

Motion to grant appeal from account No 53320B01L031, appeal 116, by Ken Kincaid, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Appellant appealed based on excessive, and unequal. Borough did a good job allocating using mass appraisal methods which support the value, and we did not find that the property was unequal or excessive. Appellant did not meet the burden of proof. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**April 9, 2026**

**BOE members present: Amy Demboski, Dale Hammitt, Uli Johnson**

**Name: Andrew Jurasek**

**Appeal #251**

**Account # 52841B07L013**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 52841B07L013, appeal 251, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant appealed on property being unequal, and improper. Appellant provided no proof that the property has been valued unequal or improper. He did not meet the burden of proof. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Matthew Brown**

**Appeal #082**

**Account # 55439000L018**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 55439000L018, appeal 082, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant appealed on property being improper. Appellant provided no proof that the property has been valued unequal or improper. He did not meet the burden of proof. Borough justified their assessment of this appeal in their write up. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Ryan Enderson**

**Appeal #304**

**Account # 217N01W22B011**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 217N01W22B011, appeal 304, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant appealed on property being unequal, excessive, & improper. Appellant provided no proof that the property was valued improper. He did not meet the burden of proof. Borough justified their assessment of this appeal in their write up. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Tyler Matlock**

**Appeal #397**

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**Account # 56184B05L016**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56184B05L016, appeal 397, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant did not attend did not submit typical form, borough did a site visit, reduced assessed value to \$1,500 salvage value on the building. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Tyler Matlock**

**Appeal #398**

**Account # 56184B05L017**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56184B05L017, appeal 398, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant did not attend did not submit typical form, borough did a site visit, reduced assessed value to \$1,500 salvage value on the building. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**April 14, 2026 9:00 A.M.**

**BOE members Present: Traci Barickman, Amy Demboski, Ashley Dittman**

**Name: W L Trust (Linda Luebke)**

**Appeal #311**

**Account # 56445B12L028**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56445B12L028, appeal 311, by Amy Demboski, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Applicant failed to provide value in pursuit of the testimony of Mr. Querin. The appellant stated to the borough they don't know the value of their property. Furthermore, in the letter the appellant t supplied says, the borough has set out to raise values 15% across the bord arbitrarily and the mis management of the borough projects. The applicant failed to provide sufficient evidence that their property is excessively valued, improperly valued or undervalued. Borough proved four good comparables that seem appropriate and sufficient, and they have addressed all the appellants' issues. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Robert Emond**

**Appeal #328**

**Account # 51168B05L009**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 51168B05L009, appeal 328, by Amy Demboski, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant appealed on excessive & Improper yet provided no proof that his property was excessive, or improperly valued. The borough has demonstrated four comparables that are reasonable and it demonstrates also that in 2022; this particular property sold for \$300,000 which is more than the assessed value of 299,100. For this reason, the board is upholding the assessed value. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**April 15, 2026, 9:00 A.M.**

**Board members present: Amy Demboski, Jessica Frank, Uli Johnson**

**Name: Wallace & Lauren Pehrson**

**Appeal #293**

**Account # 56002B05L008**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56002B05L008, appeal 293, by Ken Kincaid, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: The proof is on the appellant, and other than opining they thought the value was \$3,300, there was no other evidence supported. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Wallace & Lauren Pehrson**

**Appeal #294**

**Account # 217N01W11A009**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 217N01W11A009, appeal 294, by Ken Kincaid, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Burden of proof is on the appellant; he did not attend and did not submit any information to support his appeal. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Wallace & Lauren Pehrson**

**Appeal #296**

**Account # 56002B05L001**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56002B05L001, appeal 296, by Ken Kincaid, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: The subject sold so it represents all the characteristics, including the same uniqueness of the subdivision, and the borough's analysis reflects that. The comparable properties are in the same non-conforming neighborhood all similar size, and a confirmed sale of the subject property shows that it is marketable. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Wallace & Lauren Pehrson**

**Appeal #297**

**Account # 217N01W11A022**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 217N01W11A022, appeal 297, by Ken Kincaid, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: The subject sold in a reasonable time frame, and that demonstrates, it's marketable, and it's a good indicator if not the best. The second thing was that the appellant did not meet any of the burden of proof, and the burden of proof is on the appellant. As we know statutorily, they didn't present anything other than opining their own idea of value that is still actually assessed under the purchase price. The board finds no evidence to challenge this at all. Concurrence with Findings of Facts: In Favor: **All**. Opposed: **None**

**Name: Wallace & Lauren Pehrson**

**Appeal #298**

**Account # 56002B05L009**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56002B05L009, appeal 298, by Ken Kincaid, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: This parcel is similar to the one adjacent to it, they're in a subdivision that the appellant has claimed is illegal, but we find that it's one that was older and doesn't have the constructed roads

and all things. However directly adjacent to this there was a sale recently and several up above this property. The borough did a good job of trying to ascertain what the value of this is without constructible roads in the area. Concurrence with Findings of Facts: In Favor: All. Opposed: None.

**Name: Wallace & Lauren Pehrson**

**Appeal #299**

**Account # 55518000L001**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 55518000L001, appeal 299, by Ken Kincaid, 2nd by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Fails. Summary of findings: The burden of proof is on the appellant. The burden of proof is on the appellant they did provide two comments here with their opining that they felt \$65,500 was the right assessed value. Nothing else to support their claim. The board felt like the borough did a good job trying to identify a source. A, that it was impacted by this zone, which is quite large, also lakefront on the same lake, albeit not all of them were what we call landlocked, but when you do get remote the further away they are from anything the more likely they are to be remotely accessed by airplane. Concurrence with Findings of Facts: In Favor: All. Opposed: None.

**April 16, 2026, 9:00 A.M**

**Board members present: Ken Kincaid, Amy Demboski, Ashley Dittman**

**Name: Bradley Rigdon & Heather Christiansen**

**Appeal #218**

**Account # 56791B01L069**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 56791B01L069, appeal 218, by Amy Demboski, 2nd by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Fails. Summary of findings: Burden of proof is on the appellant. Appellant brought appraisal which is usually a high burden of proof, and appellant testified on many things about the property. The appraisal was incomplete and had conflicting information. The board did not find that the property was excessive. In Favor: All. Opposed: None.

**Name: Jordan and Alice Breshears**

**Appeal #260**

**Account # 51189B02L009**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 51189B02L009, appeal 260, by Amy Demboski, 2nd by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Fails. Summary of findings: Burden of proof is on the appellant. Other than opining a value, they did not provide any proof to support their appeal. Borough's comparables support the value. In Favor: All. Opposed: None.

**Name: Jordan and Alice Breshears**

**Appeal #261**

**Account # 52146000T003**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 52146000T003, appeal 261, by Amy Demboski, 2nd by Ashley Dittman. Votes in favor: None. Opposed: All. Motion Fails. Summary of findings:

Appellant met the burden on inequity, but not on value. Appellant did not meet the burden of proof that there was a systemic inequity. Comparable sales both had road access, ones that didn't have road access and even those, the assessed value is still well below what market value is. In Favor: All. Opposed: None.

**April 16, 2026, 1:00 P.M.**

**Board members present: Traci Barickman, Dale Hammitt, Uli Johnson**

**Name: Donald Eller**

**Appeal #219**

**Account # 55136000T00A**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 55136000T00A, appeal 219, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **All**. Opposed: **None**. Motion **Carries**. Summary of findings: Appellant based his appeal on the property being excessive and valued incorrectly. It was not valued incorrectly because the borough uses the mass appraisal system, so it valued correctly. The appellant brought forth some concerns that were overlooked which was the structure of the roof, so it was reduced \$3,000 downward adjustment In Favor: **All**. Opposed: **None**

**Name: Michael Tulp**

**Appeal #327**

**Account # 217N02W31B003**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 217N02W31B003, appeal 327, by Uli Johnson, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **None**. Motion **fails**. Summary of findings: Appellant made comments about their services and are frustrated about the services. The board cannot do anything about that, and the fact their taxes have doubled in the last 5 years is another thing the board does not have the power to adjust. Appellant did not meet the burden of proof. In Favor: **All**. Opposed: **None**

**Name: Brad Hodson**

**Appeal #096**

**Account # 56634B02L001**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 56634B02L001, appeal 096, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **All**. Opposed: **None**. Motion **Carries**. Summary of findings: Appellant appealed on excessive, incorrect, and unequal. Nothing to substantiate unequal, or incorrect. Board agreed that property was excessively valued by the information brought forth by the appellant. The board supports the boroughs' adjustment. In Favor: **All**. Opposed: **None**

**Name: Taylor & Gerren Blair**

**Appeal #128**

**Account # 54907B01L004**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 54907B01L004, appeal 128, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Property is not valued excessively; it's at 66% of the reported sale price, less than a year ago.

Property value is equal to comparable properties; it's valued like other lakefront properties using the same mass appraisal method. In Favor: All. Opposed: None

**Name: Kimberly Paul**

**Appeal #150**

**Account # 59056000U027**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 59056000U027, appeal 150, by Uli Johnson, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant argues that its excessive, no evidence it overvalued, and it's in line with good comparables, and borough applied proper evaluation methods In Favor: All. Opposed: None

**Name: Floyd Bussing**

**Appeal #364**

**Account # 56373B05L002**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56373B05L002, appeal 364, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant raised concerns about the water table conditions, the board cannot fix those issues. The borough provided drainage adjustments and land value adjustments. The building on the property is not valued, and there is a 46% adjustment applied to the house for its condition and issues. Nothing else provided by appellant. Does not meet burden of proof. In Favor: All. Opposed: None

**Name: Floyd Bussing**

**Appeal #365**

**Account # 56373B09L008**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56373B09L008, appeal 365, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant appealed based on excessive, nothing to substantiate the neighbor across the street was \$20,000 more. It's valued like other residential properties. The property value assessment is supported by the borough's comparables. In Favor: All. Opposed: None

**Name: Floyd Bussing**

**Appeal #365**

**Account # 56373B09L008**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56373B09L008, appeal 365, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant appealed based on excessive, nothing to substantiate the neighbor across the street was \$20,000 more. It's valued like other residential properties. The property value assessment is supported by the borough's comparables. In Favor: All. Opposed: None

**April 21, 2026, 1:00 P.M.**

**Board members present: Traci Barickman, Dale Hammitt, Amy Demboski**

**Name: Jerry McCavit**

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**Appeal #108**

**Account # 54373000L001**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 54373000L001, appeal 108, by Amy Demboski, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant provided an appraisal that was outdated and adjustments were not made. It did not establish any material facts that the borough's value is incorrect. Appellant provided an opinion of value, but no burden of proof. In Favor: **All**. Opposed: **None**

**Name: Scott & Carol Starbuck**

**Appeal #125**

**Account # 226N05W34C026**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 226N05W34C026, appeal 125, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Burden of proof has not been met by appellant, although appellant brought forth comps, borough proved that appellants comps were not comparable to the subject property. Borough provided at least 3 good comps that support the value. In Favor: **All**. Opposed: **None**.

**Name: Scott & Carol Starbuck**

**Appeal #126**

**Account # 226N05W34C025**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 226N05W34C025, appeal 126, by Amy Demboski, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: The board did not feel the assessment was improper and the appellant was not able to overcome the burden of proof required. Appellant indicated his assessment was excessive, but the borough demonstrated that it wasn't. Even considering the uniqueness of the property, but also the adjustments, and they value the comparables the way they did. In Favor: **All**. Opposed: **None**.

**Name: Starbuck Property Maintenance LLC (Scott Starbuck)**

**Appeal #127**

**Account # 52953000L003**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 52953000L003, appeal 127, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: The board did not feel the assessment was improper and the appellant was not able to overcome the burden of proof required. Appellant indicated his assessment was excessive, but the borough demonstrated that it wasn't. Even considering the uniqueness of the property, but also the adjustments, and they value the comparables the way they did. In Favor: **All**. Opposed: **None**.

**Name: Briana Page**

**Appeal #162**

**Account # 57394000L004**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 57394000L004, appeal 162, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant was successful in communicating that it wasn't as complete, but there was nothing improper about the assessment and appellant failed to prove otherwise. In Favor: **All**. Opposed: **None**.

**April 22, 2026, 1 P.M.**

**Board members present: Ken Kincaid, Dale Hammitt, Uli Johnson**

**Name: Terrace Properties**

**Appeal #169**

**Account # 55900000L003**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 55900000L003, appeal 169, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **All**. Opposed: **None**. Motion **Carries**. Summary of findings: Fee appraisal was compelling enough to grant the appeal; appellant has met the burden of proof. In Favor: **All**. Opposed: **None**.

**Name: Terrace Properties**

**Appeal #421**

**Account # 55900000L002**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 55900000L002, appeal 421, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **All**. Opposed: **None**. Motion **Carries**. Summary of findings: Fee appraisal was compelling enough to grant the appeal; appellant has met the burden of proof. In Favor: **All**. Opposed: **None**.

**Name: Terrace Properties**

**Appeal #419**

**Account # 56782000L004B**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 56782000L004B, appeal 419, by Uli Johnson, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Fee appraisal not applicable to the subject property, no testimony or proof that property was excessive, burden of proof was not met. In Favor: **All**. Opposed: **None**.

**Name: Terrace Properties**

**Appeal #420**

**Account # 56782000L004A**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 56782000L004A, appeal 420, by Uli Johnson, 2nd by Dale Hammitt. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant did a great job at presenting his case, but there was no fee appraisal provided for this property. Appellant did not meet the burden of proof on those criteria's. In Favor: **All**. Opposed: **None**.

**Name: Jacob & Allison Porto**

**Appeal #290**

**Account # 52771000L001**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 52771000L001, appeal 290, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant appealed on excessive, & unequal. Appellant has not shown proof that it was overvalued or excessive. Lack of sufficient evidence, and burden of proof is on the appellant. In Favor: **All**. Opposed: **None**

**April 23, 2026, 9:00 A.M**

**Board members present: Traci Barickman, Amy Demboski, Dale Hammitt**

**Name: Eric & Kimberly Sinnett**

**Appeal #121**

**Account # 53838B02L003**

**Appellant was present at hearing.**

**Motion to grant appeal from account No. 53838B02L003, appeal 121, by Amy Demboski, 2nd by Dale Hammitt. Votes in favor: None. Opposed: All. Motion Fails. Summary of findings: Appellant did not show proof that property was overvalued, or excessive, with lack of submittal. Appellant did not meet the burden of proof. In Favor: All. Opposed: None.**

**April 24, 2026, 9:00 A.M.**

**Board members present:**

**Name: Joshua Broda**

**Appeal #310**

**Account # 59091000U008**

**Appellant was present at hearing.**

**Motion to grant appeal from account No. 59091000U008, appeal 310, by Amy Demboski, 2nd by Dale Hammitt. Votes in favor: None. Opposed: All. Motion Fails. Summary of findings: Appellant failed to meet the burden of proof. The biggest failure was the market analysis didn't have adjustments for the comparable properties brought forth; therefore appellant did not prove the assessment was excessive. In Favor: All. Opposed: None.**

**Name: Brandon Latimer**

**Appeal #168**

**Account # 53035B03L001**

**Appellant was present at hearing.**

**Motion to grant appeal from account No. 53035B03L001, appeal 168, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: All. Opposed: None. Motion Carries. Summary of findings: Appellant came forward and provided testimony that he's been in communication with the borough, the borough had lowered his assessed value and the through discussion during the hearing the borough agreed to do a 20% adjustment due to waster issues. In Favor: All. Opposed: None.**

**Name: Helen Vincent**

**Appeal #166**

**Account # 53009B02L008**

**Appellant was present at hearing.**

**Motion to grant appeal from account No. 53009B02L008, appeal 166, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: None. Opposed: All. Motion Fails. Summary of findings: Burden of proof is on the appellant to prove the assessment is incorrect, the appellant could have paid a realtor to get a comparative analysis, or provided a fee appraisal so that the board could consider it as evidence to show that the borough was over assessing the property,; therefore, burden of proof was not met. In Favor: All. Opposed: None**

**April 28, 2026, 9:00 A.M.**

**Board members present: Ken Kincaid, Ashley Dittman, Uli Johnson**

**Name: PMK Properties (Kurt Simeck)**

**Appeal #288**

**Account # 54757000L001**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 54757000L001, appeal 288, by Uli Johnson, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant appealed on excessive, and the burden of proof is on the appellant, and there was no factual information to support the appellant's appeal. In Favor: **All**. Opposed: **None**.

**Name: PMK Properties (Kurt Simeck)**

**Appeal #319**

**Account # 54757000L002**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 54757000L002, appeal 319, by Ashley Dittman, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Other than opining a value appellant did not show any evidence and did not show in person to support the appeal on the value being excessive. Borough supplied comparables to support the value. In Favor: **All**. Opposed: **None**.

**Name: PMK Properties (Kurt Simeck)**

**Appeal #320**

**Account # 56412B03L009**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56412B03L009, appeal 320, by Uli Johnson, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Burden of proof is on the appellant; there was not written or verbal submittal provided by the appellant to validate his property was overvalued. In Favor: **All**. Opposed: **None**.

**Name: PMK Properties (Kurt Simeck)**

**Appeal #321**

**Account # 51076B02L010**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 51076B02L010, appeal 320, by Ashley Dittman, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion **Fails**. Summary of findings: Appellant did nothing to prove his property was excessive. Burden of proof is on the appellant, and no proof was submitted. In Favor: **All**. Opposed: **None**.

**April 29, 2026, 1:00 P.M.**

**Board members present: Ken Kincaid, Amy Demboski, Dale Hammit**

**Name: Peak View Development (Jennifer Willardson)**

**Appeal #363**

**Account # 55981000L003**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 55981000L003, appeal 363, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant did a good job talking about the comparables, but with the listing and sales information, appellant did not meet burden of proof. In Favor: **All**. Opposed: **None**.

**Name: Peak View Development (Jennifer Willardson)**

**Appeal #367**

**Account # 59250000U001**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 59250000U001, appeal 367, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: The Appellant gave compelling information especially with the listing next door since it was most similar but couldn't be overlooked in absence of the sale of the subject property. There was no testimony as to whether the subject property was too high and the property owner overpaid. Burden of proof was not met in this case. In Favor: **All**. Opposed: **None**.

**Name: Jashua & Briana Leatham**

**Appeal #366**

**Account # 56537B01L011**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 56537B01L011, appeal 366, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Burden of proof is on the appellant; there was no evidence provided that proved the property was unequal or excessive. In Favor: **All**. Opposed: **None**.

**April 30, 2026, 9:00 A.M.**

**Board members present: Traci Barickman, Uli Johnson, Dale Hammitt**

**Name: Fabio & Rachelle Ferroni**

**Appeal #300**

**Account # 57737B05L004**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 57737B05L004, appeal 300, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant protested on the property being excessive. Their only burden of proof was comparables that were much older and smaller. The borough provided good comparables that support the value. In Favor: **All**. Opposed: **None**.

**Name: Melissa Redick**

**Appeal #309**

**Account # 52946B05L007**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 52946B05L007, appeal 309, by Dale Hammitt, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. **Motion Fails**. Summary of findings: Appellant protested on the property being excessive. Their only burden of proof was comparables that were much older and smaller. The borough provided good comparables that support the value. In Favor: **All**. Opposed: **None**.

**Name: Casey & Annette Guidry**

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**Appeal #284**

**Account # 571680001002**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 571680001002, appeal 284, by Dale Hammitt, 2nd by Traci Barickman. Votes in favor: **Dale Hammitt, Traci Barickman**. Opposed: **Uli Johnson**. Motion Carries. Motion to adjust valuation to \$575,000 by Dale Hammitt, 2<sup>nd</sup> by Uli Johnson. Votes in favor: **Dale Hammitt**. Opposed: **Traci Barickman, Uli Johnson**. Motion fails; Motion to adjust valuation to 629,200 by **Traci Barickman, 2<sup>nd</sup> by Dale Hammitt**. Votes in favor: **Traci Barickman, Uli Johnson**. Opposed: **Dale Hammitt**. Motion Carries. Summary of findings: Two board members felt the appellant met their burden of proof based on excessive value. It was not valued incorrectly. The fee appraisal indicated a lower value that assisted the board to come to the appellants' estimated assessed value. In Favor: All. Opposed: None.

**May 5, 2026, 9:00 A.M.**

**Board members present: Ken Kincaid, Uli Johnson, Ashley Dittman**

**Name: Donald & Maureen Beeson**

**Appeal #333**

**Account # 57703000L005**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 57703000L005, appeal 333, by Ashley Dittman, 2nd by Uli Johnson. Votes in favor: **None**. Opposed: **All**. Motion Fails. Summary of findings: The appellant asked for \$500,000 in value, the borough has \$1,133,200 on it. It has 2 improvements, it doesn't comply with the new borough standards for subdividing into lots, even though CC&R's contemplated that, and so the question was how do you correct marketability? The borough made \$26,000 in adjustments for that fact, and there was testimony that condominium costs are around \$10,000 that would potentially alleviate that. Appellant did not meet the burden of proof to document any different conclusion for that. In Favor: All. Opposed: None.

**Name: Zachary & Sarah Martin**

**Appeal #358**

**Account # 52546B07L001**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 52546B07L001, appeal 358, by Ashley Dittman, 2nd by Uli Johnson. Votes in favor: **All**. Opposed: **None**. Motion Carries. Summary of findings: Appellant met the burden of proof by pointing out that it was heavily marketed and it sold for 410,000 with improvements included in it. They had to fix the mold and the flooring in the one area. The appellant felt it was aggressive going up 24% and the board felt the appellant met the burden of proof. The board asked the borough to analyze what would have been the assessed value in 2024 at the purchase price and what that would reflect today. They provided testimony to the 463,200. In Favor: All. Opposed: None.

**May 5, 2026, 1:00 P.M.**

**Board members present: Traci Barickman, Amy Demboski, Dale Hammitt**

**Name: PCFI**

**Appeal #394**

**Account # 55934B03L001A**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 55934B03L001A, appeal 394, by Dale Hammitt, 2nd by Amy Demboski. Votes in favor: **All**. Opposed: **None**. Motion **Carries**. Summary of findings: Board agrees with borough's methodology, but when you have a fee appraisal you have to give that equal value to even the borough's methodology of the income approach. The income approach basically suggested that the value is 2,475,000. The appellant claimed that the property value was excessive and the board concurs. In Favor: **All**. Opposed: **None**.

**May 6, 2026, 1:00 P.M.**

**Board members Present: Traci Barickman, Dale Hammitt, Ashley Dittman**

**Name: Nicholas Power**

**Appeal #389**

**Account # 52042B07L004**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 52042B07L004, appeal 389, by Dale Hammitt, 2nd by Ashley Dittman. Votes in favor: **All**. Opposed: **None**. Motion **Carries**. Summary of findings: The board didn't have direct market data that impacted on the information provided. The information provided carried a lot of weight for the board. The borough's method was not improper, but the appellant met the burden of proof showing it was excessive. In Favor: **All**. Opposed: **None**.

**Name: Nicholas Power**

**Appeal #392**

**Account # 51170B05L005**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 51170B05L005, appeal 392, by Dale Hammitt, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion: **Fails**. Summary of findings: The board found that the appellant argued property components are again, replacement costs including septic, all of that was taken into consideration. The borough provided good comparables, and there is a 33% physical depreciation on the property. The appellant did not provide any independent market evidence that demonstrated the property was valued excessively, and the mass appraisal system is the appropriate method for determining market value. In Favor: **All**. Opposed: **None**.

**Name: Tyler Mann**

**Appeal #393**

**Account # 53946B01L002**

**Appellant was present at hearing.**

Motion to grant appeal from account No. 53946B01L002, appeal 393, by Dale Hammitt, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion: **Fails**. Summary of findings: Appellant did not provide sufficient market evidence to meet the burden of proof. In Favor: **All**. Opposed: **None**.

**Name: Nathan & Charlene**

**Appeal #245**

**Account # 56646B01L002**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 56646B01L002, appeal 245, by Dale Hammitt, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion: **Fails**. Summary of findings: Appellant appealed on excessive. Regarding that claim this board found the appellant submitted a refinance appraisal dated March 2025. It was pointed out that the comparables that were used were older than that. The borough's appraisal is much newer and much more accurate. There was a discrepancy in the size as well as some measurements missing from the fee appraisal. That fee appraisal fails in providing the appellants burden of proof. In Favor: **All**. Opposed: **None**.

**Name: Julia & Arylis Scates**

**Appeal #368**

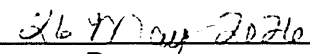
**Account # 56646B01L002**

**Appellant was not present at hearing.**

Motion to grant appeal from account No. 57165B03L001A, appeal 368, by Dale Hammitt, 2nd by Ashley Dittman. Votes in favor: **None**. Opposed: **All**. Motion: **Fails**. Summary of findings: Appellant appealed on the grounds of improper and excessive. No market evidence, no appraisal evidence, or comparable sales that would challenge the boroughs' assessment. Borough provided multiple very good comparables that support the value. Regarding the claim of improper, the board found the subject property was handled using mass appraisal methods and compared it with similar block view properties that had the same utility and limitations and site characteristics. In Favor: **All**. Opposed: **None**.

The 2026 Board of Equalization does hereby certify this summary of its actions taken on the dates noted above.

  
\_\_\_\_\_  
Traci Barickman, Chair  
Board of Equalization

  
\_\_\_\_\_  
Date

RECEIVED  
MAY 27 2026  
CLERKS OFFICE

GREATER PALMER CONSOLIDATED  
FIRE SERVICE AREA  
BOARD OF SUPERVISORS  
TUESDAY, May 12, 2026  
2:00 P.M.- PALMER FIRE TRNG CENTER

## MINUTES

- A. CALL TO ORDER The meeting of the Greater Palmer Consolidated Fire Service Area Board of Supervisors was called to order at 2:06 P.M.
- B. ROLL CALL In attendance were GPCFSA Board of Supervisors members, Barry Mothershead, Bill Klebesadel, Jeffrey Vincent; Palmer Chief John Prevost; Matanuska Borough Director of Emergency Services Ken Barkley; Matanuska Borough Deputy Director of Emergency Services - Fire and Rescue, Brian Davis, and GPFSA Administrative Assistant, Dawn VanEpps.
- C. MINUTES FOR APPROVAL The minutes of the last GPCFSA Board of Supervisors meeting on January 21, 2026, were approved.
- D. NEW BUSINESS AND GENERAL DISCUSSION

1. STATION 39 UPDATE

An update was given by Deputy Director Davis on the progress and timeline for Station 3-9 construction. Broke ground, excavation is complete, and the cutout is done for The City sewer system and is on track and on budget. Working on getting furnishings ordered for the offices.

2. FISCAL YEAR 2027 BUDGET

Deputy Director Davis stated that the Fiscal Year 2027 Budget passed without any changes. MIL rate is set at .850. Contract for the City of Palmer is \$1,395,571.64.

3. GENERATORS

Station 33 and Station 35 generators have been installed.

4. GREATER PALMER BOARD OF SUPERVISORS VACANCY

GPCFSA Board vacancy was filled by Jeffrey Vincent.

5. DISPATCH

An update was given by Director Barkley, two call takers and two dispatchers were approved for 24/7 coverage to be added to existing Matcom call center. These positions will help with the call volume. The money to support these positions will come from surcharges to phone lines.

6. SUBDIVISIONS

Barry Mothershead shared information regarding notification of public hearing letters.

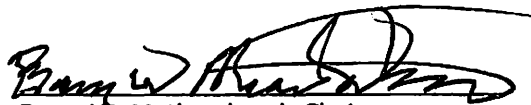
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7. GENERAL DISCUSSION

Chief Prevost stated, in the January 2026 budget an additional full-time firefighter position was added by The City of Palmer. The additional full-time firefighter started April 2026.

E. ADJOURNMENT

Being no further business, a motion was made by Board Chair, Barry Mothershead, to adjourn the meeting. There was a second to the motion by Jeffrey Vincent and the meeting was adjourned at 2:55 P.M.



Barry W. Mothershead, Chairperson  
Greater Palmer Consolidated FSA  
Board of Supervisors

xc: Mat-Su Borough  
Mat-Su Borough Public Safety

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MAY 22 2026

CLERKS OFFICE

**MATANUSKA-SUSITNA BOROUGH  
 LOCAL ROAD SERVICE AREA ADVISORY BOARD  
 REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON  
 April 16, 2026, 7 PM, at Fire Station 73, 10073 W. Parks Hwy  
 Conference Call Line Number: Dial 1-907-290-7880, then Conf ID 528 881 692#**

**CALL TO ORDER:** The meeting was called to order at 7:00pm by Andrew Traxler.  
**ROLL CALL/DETERMINATION OF QUORUM:** 9 of 26 RSAs were represented for a quorum (7 required for quorum). Two RSAs joined sometime after this determination.

| <u>RSA#</u>   | <u>Member Name</u> |                    |
|---|--------------------|--------------------|
| 9   | Daniel Tucker      |                    |
| 14  | Loren Means        |                    |
| 15  | DJ McBride         |                    |
| 16  | Kelly Gordon       |                    |
| 17  |                    |                    |
| 19  | Dan Keane          |                    |
| 20  |                    |                    |
| 21  | Andrew Traxler     | Terry Gorlick      |
| 23  |                    |                    |
| 25  | Jennifer Noffke    | John Miller        |
| 26  | Lucy Klebesadel    |                    |
| 27  |                    |                    |
| 28  | Jeremy Hongslo     | Harry Zola         |
| 29  | John Strassenburgh |                    |
| 30  |                    |                    |
| 31  | Traci Barickman    | Brian Winnestaffer |
| Public Works: Tom Adams, Public Works Director; Chad Fry, O&M Division Manager;<br>Jennifer Ballinger, O&M Specialist |                    |                    |
| Borough Staff (other than Public Works): None   |                    |                    |
| Assembly Members: None  |                    |                    |

**PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA:** The pledge was respectfully executed by all in attendance.

**APPROVAL OF AGENDA:** Traci Barickman moved to make two amendments to the agenda. The first was to move item B, "MSB OR 26-045; Changes to weight restrictions on Borough roads," from New Business to item A of Unfinished Business. The second was the addition of item B, "Signage" under New Business. Dan Tucker moved to approve the agenda as amended. DJ McBride seconded. Agenda, as amended, was approved without objection.

**APPROVAL OF MINUTES:** Approval of minutes from the March 19, 2026 meeting. Dan Tucker moved to approve. DJ McBride seconded. The minutes were approved without objection.

*and  
over*

**TRAINING:** Although not official training, at this point Loren Means asked how it is decided whose vote counts when voting during LRSAAB meetings. Andrew Traxler explained the designation of Primary member in the Borough record for each RSA board, explaining that when multiple members of an RSA attend the LRSAAB meeting, only the primary or designated substitute votes. As there are 26 RSAs, there can be no more than 26 voting members at any one meeting.

#### **STAFF REPORTS:**

##### **A. Public Works: Tom Adams:**

1. The new budget will post April 21, and gave an overview of past dollars spent, and the importance of controlling near-term costs. Key takeaways from his presentation to the Borough Manager are:
  - a. Road MX is being managed more deliberately
  - b. Competitive bidding reduced routine MX costs by  $\approx 20\%$  per mile.
  - c. Proposed changes:
    1. Move away from underfunded "wish lists" toward and achievable, fiscally constrained capital program.
    2. RIP list going to structured, fiscally disciplined approach that prioritizes improvements based on data, and sets realistic expectation for delivery.
2. The Borough is pursuing grants and alternative funding sources. It was recommended that RSAs look for grants to help fund their projects.
3. RSAs need to pay attention to their capital projects in the budget. The Borough had a zero net increase in tax revenue. As the taxable property values went up, the mil rates came down.
4. Complete Streets: a move to consider non-motorized pathways in all new subdivisions in core-area. Dan Tucker pointed out this could have a collateral effect on RSAs outside the core-area. Brian Winnestaffer added this is not a requirement, but could produce a higher score in project ranking, albeit minimally higher.

#### **BOARD MEMBER REPORTS**

##### **A. TAB: Terry Gorlick:**

1. Engstrom-Trunk connector route: a special meeting will be held to allow community council input prior to the June 2 Assembly route decision.
2. TAB has same concerns and input regarding Borough ordinance 26-045 which allows for exemptions to Borough road weight restrictions.

##### **B. MPO/MVP: Dan Tucker:**

1. The Pavement Assessment Plan is moving forward with data being analyzed to determine need.
2. The approval process for Complete Streets funding is very competitive, and not always sensical – sidewalks should not be rated higher than another lane for traffic on an overloaded road.

##### **C. Other Board Reports: None**

**AUDIENCE PARTICIPATION** (Members of the public have 3 minutes to address the Board on any topic.): None.

**UNFINISHED BUSINESS:**

**A. MSB OR 26-045; Changes to weight restrictions on Borough roads:** Andrew gave a brief update, stating Borough OR 26-045 incorporating LRSAAB recommended changes is expected to be passed during the Assembly meeting on April 21<sup>st</sup>. He is tracking the applications submitted thus far, and indicated that each RSA can request the applications submitted for their area.

1. Board member comments:
  - a. DJ McBride: The ordinance is now much more palatable
  - b. Terry Gorlick: Is the Borough out looking for damage now?
    1. Chad Fry: No, they are too busy with flooding
  - c. Traci Barickman: Assembly member Bowles stated money for repairs comes from the affected RSA
2. Discussion ensued regarding burden of proof and financial responsibility, with no clear, concise, or feasible plan.

**B. Gravel ordinance changes (none presently on Assembly agenda):** No change.

**C. Form a sub-committee of the LRSAA Board to monitor Assembly legislation:**

1. Andrew stated the person assigned to monitor a meeting should follow the board's chain of command, with him being the person assigned, with Traci acting as alternate.
2. Dan reminded us that this was his idea due to the ultimate disrespect the Assembly shows us by producing legislation that effects RSAs, and voting to enact that legislation between LRSAAB meetings.
3. Andrew asked Tom if there is any sort of standard time-line in which the Assembly has to pass a resolution. Tom replied it is usually on the agenda for one month. However, they have been introduced at one meeting, and public hearing and a vote called for at the next meeting.
4. This item will be addressed again at the next LRSAAB meeting.

**NEW BUSINESS:**

**A. Road Monitoring:** Traci asked for help understanding how monitoring works. Using Problem Reporter yields a quick response by the contractor, but must be submitted over and over. Why are contractors not monitoring the road conditions? At issue is the conditions of contracts are being inadvertently waived, which degrades the contract.

1. Board discussion conclusion: Problem Reporter is the first tactic to be used. It will give a clear, documented picture of the contractor's disregard for the contract. The second tactic is to submit a respectfully written letter of non-compliance.

**B. Signage:** Traci used Problem Reporter to report a stop sign that was laying on the ground, and wondered if that was the best way to get that taken care of. Andrew said safety concerns should be texted to the RMS and Dustin because Problem Reporter does not prioritize submissions. Chad Fry clarified that both Problem Reporter and a text should be utilized.

**CORRESPONDENCE AND INFORMATION:** None.

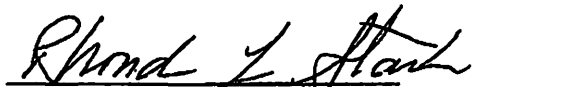
**OTHER BUSINESS:** None.

**BOARD COMMENTS:**

1. Terry Gorlick: Are LIDs still happening? Is there an upper limit for the Borough match? Tom Adams asked Terry to call him, and Andrew clarified that there is no Borough match, residents pay in full.
2. John Strassenburgh: Thanked Andrew for he did on the road weight limitations issue.
3. Lucy Klebesadel: Asked for the names of RSA 14 board members. Kelly Gordon read the names to her.

**ADJOURNMENT:** Dan Tucker moved and Loren Means seconded. Meeting adjourned at 8:55pm. Next Meeting: May 21, at 7pm (In-person mixed w/ Teams at Fire Sta. 73).

  
Andrew Traxler, Board Chair

  
~~Kelly Gordon~~, Board Secretary  
Rhonda Stark standing in

**MATANUSKA-SUSITNA BOROUGH  
FISH AND WILDLIFE COMMISSION RESOLUTION SERIAL NO. FWC 26-001**

A RESOLUTION SUPPORTING MATANUSKA-SUSITNA BOROUGH FUNDING FOR  
NORTHERN PIKE BARRIERS TO PROTECT SALMON STREAMS

---

**WHEREAS**, The Alaska Department of Fish and Game (ADF&G) has formally designated northern pike (*Esox lucius*) as an **invasive species in Southcentral Alaska**, including the Matanuska-Susitna Basin, based on extensive evidence of harm to native fish populations following illegal introduction; and

**WHEREAS**, ADF&G has documented that northern pike are **efficient, piscivorous apex predators** that concentrate in shallow, low-velocity off-channel habitats that are critical for juvenile salmon rearing, resulting in high predation pressure on Chinook, coho, and sockeye salmon; and

**WHEREAS**, ADF&G and cooperating scientists have identified multiple **high-risk and heavily impacted watersheds within the Matanuska-Susitna Basin**, including but not limited to:

- **Alexander Creek (Susitna River drainage)**, where ADF&G has documented severe salmon declines and has conducted long-term pike suppression due to the risk of salmon stock collapse;
- **Deshka River**, where juvenile Chinook and coho salmon have been repeatedly documented as dominant prey in northern pike diets;
- **Yentna River tributaries**, which ADF&G has identified as vulnerable to continued pike spread through interconnected slough and lake habitats;
- **Nancy Lake, Big Lake, and associated lake-stream complexes**, where pike populations are well established and pose ongoing threats to connected salmon-bearing waters; and

**WHEREAS**, ADF&G has concluded, based on these and similar systems, that **salmon populations can be reduced to extremely low abundance or extirpated** in waters where invasive northern pike become established, and that **coexistence of productive salmon runs and invasive pike is unlikely** without active containment or prevention measures; and

**WHEREAS**, ADF&G's Invasive Northern Pike Management Plans (2007-2021; 2022-2030) identify **prevention and containment—particularly through physical barriers—as the most effective and cost-efficient management tools**, noting that eradication becomes impractical once pike spread into open, connected drainages; and

**WHEREAS**, ADF&G has documented that **physical barriers on priority anadromous streams can effectively prevent upstream movement of northern pike**, protecting salmon spawning and rearing habitat where suppression alone cannot provide long-term protection; and

**WHEREAS**, Despite the removal of **almost 40,000 invasive northern pike from Southcentral Alaska waters since 2010**, ADF&G has emphasized that long-term suppression requires perpetual effort in the absence of physical containment, resulting in high ongoing costs and continued ecological risk; and

**WHEREAS**, ADF&G has consistently advised that **early, preventative action is critical** to avoid irreversible loss of salmon productivity and substantially higher future management costs;

**WHEREAS**, ADF&G has requested **Borough assistance with barrier construction** in areas where pike are known or reported to be currently spreading into salmon habitat, including Meadow Creek, Cottonwood Creek, and Wasilla Creek;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The Matanuska-Susitna Borough Fish and Wildlife Commission **supports Borough funding participation** for the design, construction, and long-term maintenance of northern pike barriers on ADF&G-identified priority salmon streams and watersheds.
2. The Commission recommends that Borough funding be used to **leverage state, federal, and grant funding** and to support projects consistent with ADF&G's Invasive Northern Pike Management Plans.
3. The Commission encourages close coordination with **ADF&G, local Fish and Game Advisory Committees, Tribal governments, and affected stakeholders** to ensure that barrier projects are scientifically sound, properly sited, and maintain effective salmon passage.

4. The Commission recognizes Northern Pike barriers as a **preventative conservation measure**, necessary to protect intact salmon systems in the Matanuska-Susitna Borough from impacts already documented in Alexander Creek, the Deshka River, Big Lake and other connected drainages.

ADOPTED by the Matanuska-Susitna Borough Fish and Wildlife Commission this 14<sup>th</sup> day of May, 2026.



Pete Probasco, Chair

ATTEST:



Paul Clark, MSB Long Range Planner

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JUN 02 2026

# Matanuska-Susitna Borough CLERKS OFFICE

## Planning Commission Meeting Minutes



**Meeting Date:** May 18, 2026

**Meeting Time:** 6:00 PM

### Meeting Location

**Assembly Chambers – Dorothy Swanda Jones Building**

350 E. Dahlia Avenue

Palmer, Alaska 99645

---

### Planning Commission Members

**Chairperson:** Richard Allen

**Vice-Chair:** Doug Glenn

#### **Commissioners:**

- Brendan Carpenter
  - Michael Collins
  - Linn McCabe
  - Ivan Fonov
  - Curt Scoggin
- 

### Meeting Agenda

1. Call to Order, Roll Call, and Determination of Quorum

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on May 18, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Allen called the meeting to order at 6:00 p.m.

#### **Attendance:**

(\* ) Next to a name indicates telephonic participation.

Present: Commissioner McCabe  
Commissioner Allen  
Commissioner Fonov  
Commissioner Carpenter

Absent: Commissioner Collins

*Curt Scoggin*

Commissioner Glenn  
Commissioner Scoggin

Staff Present: Mr. Alex Strawn, Planning and Land Use Director  
Mr. Wade Long, Development Services Manager  
Ms. Lacie Olivieri, Planning Department Admin  
Ms. Natasha Grover, Current Planner  
Mr. Alex Lowe, Assistant Borough Attorney  
Ms. Erin Ashmore, Assistant Borough Attorney

2. Approval of Agenda

Chair Allen inquired if there were any changes to the agenda.

**GENERAL CONSENT:** The Agenda was approved without objection.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Fonov.

4. Consent Agenda

A. Meeting Minutes – May 4, 2026

B. Introduction for Public Hearing: Quasi-Judicial Matters

C. Introduction for Public Hearing: Legislative Matters

Chair Allen read the Consent Agenda into the record.

**GENERAL CONSENT:** The Consent Agenda was approved without objection.

5. Committee Reports *(There were no Committee reports)*

6. Agency/Staff Reports *(There were no Agency/Staff reports)*

7. Land Use Classifications

A. Resolution 26-08      A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying Key Borough-Owned Parcels On The Shore Of The Deshka River As Watershed Lands To Protect Salmon Populations. (MSB008272)  
Staff: Emerson Krueger, Resource Manager

Chair Allen read the resolution title into the record.

Mr. Krueger provided a staff report.

Commissioners questioned staff regarding:

Fonov – Public access on the land after it is classified.

McCabe – The effect of the change. Restrictions on land. The testing length of the river.

Carpenter – Clarification about the classification reason.

Chair Allen opened the public hearing.

Jessica Speed, coordinator of the Matsu Basin Salmon Partnership – in favor

Esther Huddleston – opposed

Sue – in favor

There being no one else to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 26-08. The motion was seconded by Commissioner Carpenter.

Discussion ensued.

**VOTE:** The main motion passed without objection.

## 8. Audience Participation

There being no persons to be heard, audience participation was closed without objection.

## 9. Public Hearing: Quasi-Judicial Matters

### A. Resolution 26-05

A Conditional Use Permit In Accordance With MSB 17.30 – Conditional Use Permit For Earth Materials Extraction Activities To Extract Approximately 360,000 Cubic Yards Of Gravel Over 10 Years Located at 20254 West Susitna Parkway (Tax ID# 16N04W03A009), Within Township 16 North, Range 4 West, Section 3, Seward Meridian.  
**Staff:** Wade Long, Development Services Manager

Chair Allen read the resolution title into the record.

Chair Allen read the ex parte memo. Asking questions of the commissioners.

Mr. Long gave his staff report.

Commissioners questioned staff regarding:

Allen – Any other infractions or problems at this site. Compliance.

McCabe – Signage leading up to where the trucks exit.

The applicant, Mr. Brian Ficklin, spoke about the application.

Chair Allen opened the public hearing.

There being no one to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 26-05. The motion was seconded by Commissioner Carpenter.

**MOTION:** Commissioner McCabe moved to amend Condition number 23 as read into the record. The motion was seconded by Commissioner Carpenter.

**VOTE:** The main motion passed as amended without objection.

- B. Resolution 26-07      A Variance in Accordance With MSB 17.65 – Variances To Construct A Residential Structure Approximately 32 Feet From Middle Caswell Lake Located At 49562 South Lure Circle (Tax ID# 6070000L1051), Within Township 22 North, Range 4 West, Section 14, Seward Meridian.  
**Staff:** Natasha Grover, Current Planner

Chair Allen read the resolution title into the record.

Chair Allen read the ex parte memo. Asking questions of the commissioners.

Ms. Grover gave her staff report.

Commissioners questioned staff regarding:

Fonov – Construction status.

The applicants representative, Mr. David Tucker, spoke about the application.

Commissioners questioned the applicant regarding:

Allen – What construction has already been done.

McCabe – Well and Septic plans.

Allen – Landscaping plans

Chair Allen questioned Ms. Grover about the buildable area on the lot.

Commissioner Fonov questioned Ms. Grover about the data on page 250.

Chair Allen opened the public hearing.

Mr. Swan, the neighbor spoke in favor.

The applicant, Paul Knecht spoke.

David Tucker spoke.

There being no one to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 26-07. The motion was seconded by Commissioner Carpenter.

Discussion ensued.

**MOTION:** Commissioner Fonov moved to amend the bottom section of the resolution to recommend approval of the variance. The motion was seconded by Commissioner Carpenter.

**MOTION:** Commissioner Carpenter moved a secondary amendment to edit the whole resolution to reflect the intent of the commission. The motion was seconded by Commissioner McCabe.

The Commission took a ten-minute recess.

Alex Strawn read the changes into the record.

**VOTE:** The main motion passed as amended without objection.

10. Public Hearing: Legislative Matters *(There were no Legislative public hearings)*
11. Correspondence and Information *(There was no Correspondence and information)*
12. Unfinished Business *(There was no unfinished business)*
13. New Business *(There was no new business)*
14. Commission Business
  - A. Upcoming Planning Commission Agenda Items

Chair Allen asked whether Commissioners had any questions about the list of upcoming agenda items in their folders.

15. Director and Commissioner Comments

**Alex Strawn:** Yeah, this is Alex Strawn, planning director, one more time. So we are in the current plan, as far as current planners go, and that's the planners that process conditional use permits, we are down a couple of planners. When we have one that is on extended leave and the other, we also have a vacant position. And so we are currently hiring for that. So right now, Natasha is the show. Natasha and Wade is stepping up and sort of helping process these as well and we're actually pulling on Mark Wisenhunt, who is a former current planner, and asking him to help out during the situation. So please bear with us while we're short-staffed. We're going to be as responsive to the public and applicants as possible and do what we can with what we have. And then also you'll notice that the agenda has a different look and feel to it. Yeah, this is due to a federal requirement that documents that we produce and are put online are made accessible. It's part of the American with Disabilities Act. And so we have modified this agenda so that if you were to try to use a software program to read it aloud to you, it would be coherent and would make sense. So Lacie spent a lot of time on that. We're still, we fortunately got a one-year extension because it was supposed to come into effect this last month here. We got a one-year extension, fortunately, because we're still working on solutions for making the packet handicap accessible. It's a monumental effort and we're going to need the entire year to figure this out. But we're working towards that is one of several challenges that we are facing, but we are doing it all. Thank you.

**Lacie Olivieri:** I just wanted to announce that I found out last week I am having a baby girl.

**Commissioner Fonov:** I do find this more expanded commission process interesting compared to the last meeting that we had. The whole of five minutes last time and then up to two hours this time. So yeah, it's very interesting. I appreciate all the time and effort that every one of the staff puts in making everything easily accessible,

readable, laid out, enough to quickly find and reference, especially like in this specific meeting today. Thank you.

**Commissioner Carpenter:** I have a thing that I was unsure about bringing it up. There's 2 movements currently going on in South Central Alaska. One of them is called Exit Eagle River. That's not going to happen because they're going to have to change some serious constitutional stuff or do some massaging as it were, like just the way that the state has said to be able to move because they don't want a bunch of small little cities or small little boroughs. They'd rather have, that's why the boroughs are the size they are to fill in the huge landmass that we have. The other one is called Annex Eagle River Now and they're going to be asking the Matsu Borough to annex Eagle River Inn. Some people might be looking at the money and how that would work and There's going to be a lot of questions, but I know that there's \$90 million in bonds that they're setting up to pay for themselves. So they're not asking us to do it. They're going to save roughly a little over \$10 million, roughly \$10 million in payroll because three APD officers in Eagle River is like 18 million or 17 million-ish. and the three officers in Palmer are like 7 and a half million tops. It's below 8. So they're saving that. And I look at it as more like us bringing in like-minded people, allowing them autonomy. So if they wanted to become a city, they could. Currently, they can't because they're already within the confines and borders of a city, because the borders of Anchorage go from Knik River Bridge to just past Girdwood. So the guy who's kind of leading this up, his name is Ken McCarty. And I thought it would be maybe appropriate if he came and did a presentation for us and we send it to the assembly because they're going to have to go. And if I just thought I would put that out there for food for thought of what's coming down the pipe for the Matsu Borough, what they're looking at and what would be coming our way. And I thought it would be something that, as a planning commission, we might be aware of or at least, you know what I mean? I don't want to, I'm not trying to say that it's good or bad. I'm just saying like it, I think it would be, I don't know, I think it'd be nice to see a presentation if it's planning and how that would look and what's going on with it. instead of just having to go to the assembly, if that makes sense.

**Commissioner McCabe:** Just I'm really glad that it's greening up outside now. The temperature just needs to come up a few degrees and we'll be a little happier. Good to see everybody. Thanks for your work staff, we appreciate you.

**Commissioner Allen:** I'll just really echo what Commissioner Fanav said. I'm always impressed by the work of the borough staff. And you know, in all of the things that we studied today, the packet had tons of information, was very well prepared, and I think allowed us to do our job in terms of making, you know, independent decisions with the information that we need. So always impressed and always appreciate the work that you folks do. So with that, I don't have anything else to say.

16. Adjournment

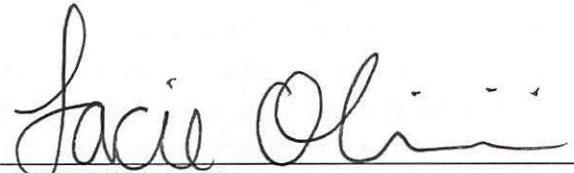
The regular meeting adjourned at 7:55 p.m.



RICHARD ALLEN

Planning Commission Chair

ATTEST:



LACIE OLIVIERI

Planning Commission Clerk

Minutes approved: 6/1/26

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 7, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

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**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

- Mr. Michael Liebing, District Seat #2
- Mr. Michael Gillson, District Seat #3
- Ms. Michelle Traxler, District Seat #5
- Mr. Steve Kevan, District seat #6
- Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

- Mr. Chris Chiavetta, District Seat #1
- Vacant, District Seat #4
- Vacant, District seat #7
- Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

- Mr. Tyler Young, Platting Officer
- Ms. Kayla Smith, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Mr. Cayman Reynolds, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member McBride led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

Chair Traxler inquired if there were any changes to the agenda.

MOTION: Platting Member Liebing made motion to approve the Agenda. Platting Member Kevan seconded.

Discussion ensued.

VOTE: The Agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- April 16, 2026

**MOTION:** Platting Member Kevan made motion to approve the Minutes presented.  
Platting Member Liebing seconded.

**VOTE:** The Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)  
(None)

**4. UNFINISHED BUSINESS**

**A. MOUNTAIN TOP ACRES ADDITION 1:** The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as Mountain Top Acres Addition 1, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Craig Powell, Staff: Matthew Goddard, Case # 2026-009)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 findings of facts.

Platting Member Kevan and Liebing had questions for staff.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioners representative Tim Carmen spoke.

Chair Traxler opened the public hearing for public testimony,  
The following persons spoke:

- Isaac Rowland

There being no one else to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative chose not to speak.

Discussion ensued.

**MOTION:** Platting Member Kevan made a motion to approve the preliminary plat of Mountain Top Acres Addition 1. Platting Member Liebing seconded the motion.

**VOTE:** The motion passed without objection.

**5. RECONSIDERATIONS/APPEALS**  
*(None)*

**6. PUBLIC HEARINGS**

- A. **STAR LAKE 2:** The request is to create 11 lots from Tract A, Star Lake (plat#78-132), (Tax ID#1535000T00A), to be known as Star Lake 2 containing 27.12 acres +/- . The property is located directly south of W. Karen Street and east of N. Charlene Street; within the NE ¼ Section 3, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.  
*(Petitioner/Owner: Hazel Development, LLC, Staff: Chris Curlin, Case # 2026-023)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 72 public hearing notices were mailed out on April 14, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 5 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioners representative Gary LoRusso spoke.

Platting Member Kevan had questions.

Chair Traxler opened the public hearing for public testimony,

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

Platting Member Liebing had questions.

**MOTION:** Platting Member Liebing made a motion to approve the variance and the preliminary plat of Star Lake 2. Platting Member Kevan seconded the motion.

**VOTE:** The motion passed without objection.

**B. LOT 9, BLOCK 15 ENCHANTED FOREST SUBDIVISION:** The request is to vacate the existing 33' Section Line Easement from Lot 9 Enchanted Forest Subdivision, Plat 71-50, (Tax ID 6100B15L009) to be known as Lot 9, Block 15, Enchanted Forest Subdivision, containing 0.52 acres +/- . The plat is located directly north of West King Arthur Drive, north of North Parks Highway, and west of Prator Lake, located within the SW ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7. (*Petitioner/Owner: Brian Wilson, Staff: Cayman Reynolds, Case # 2026-033*)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 395 public hearing notices were mailed out on April 14, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 6 findings of facts.

Chair Traxler opened the public hearing for public testimony,

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative Tim Carmen spoke.

Discussion ensued.

**MOTION:** Platting Member Kevan made a motion to approve the Section Line Easement Vacation of Lot 9 Block 15 Enchanted Forest Subdivision. Platting Member Liebing seconded the motion.

**VOTE:** The motion passed without objection.

**7. ITEMS OF BUSINESS & MISCELLANEOUS**  
(None)

**8. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 4 cases and a resolution scheduled for May 21, 2026 Platting Board.
  - Wells Troutman Cutler Variance
  - ASLS 2019-69
  - ASLS 79-109 Bartlett Hills RSB Tr 30
  - Settlers Bay Unit No 11

**9. BOARD COMMENTS.**


- Platting Member Liebing – Welcome aboard the Borough staff. We look forward to working with you and in the future so congratulations
  
- Platting Member McBride - Welcome aboard
  
- Platting Member Gillson - Welcome aboard too

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:37 PM**.

  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

  
KAYLA SMITH  
Platting Board Clerk

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**MATANUSKA-SUSITNA BOROUGH  
Transportation Advisory Board (TAB)  
MINUTES**

Edna DeVries, Mayor

Jesse Peterson - Chair  
Terry Gorlick – Vice Chair  
Randy Durham  
Kristina Whitman  
Tim Alley  
Pierce Schwalb

Julie Spackman – Staff Support



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT  
Alex Strawn, Planning & Land Use Director  
Jason Ortiz, Planning & Land Use Deputy Director  
Wade Long, Development Services Manager  
Fred Wagner, Platting Officer

Location:  
MSB DSJ BLDG.  
Room 203  
350 E. Dahlia Ave. Palmer, AK

**April 10, 2026  
REGULAR MEETING  
10:00 a.m.**

- I. CALL TO ORDER 10:03 a.m.
- II. ROLL CALL – DETERMINATION OF QUORUM – Quorum established  
Present In Person: Jesse Peterson, Terry Gorlick, Tim Alley.  
Present online: Pierce Schwalb  
Absent: Randy Durham, Kristina Whitman  
  
Guests: Rod Hanson, North Lakes Community Council; Jennifer Busch, Valley Transit.
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA  
Motion to approve: Gorlick. Second: Alley. None opposed. Motion passed unanimously.
- V. APPROVAL OF MINUTES  
A. February 13, 2026.  
Motion to approve: Gorlick. Second: Alley. None opposed. Motion passed unanimously.
- VI. AUDIENCE PARTICIPATION (*three minutes per person for items not scheduled for public hearing*)  
Rod Hanson, North Lakes Community Council: request for Transportation Advisory Board (TAB) to reconsider support for the Northern route selection for the Engstrom/Trunk Connector.  
  
The Board agreed to conduct a Special Meeting on May 29, 2026 at 10:00 a.m. to receive a presentation from the North Lakes Community Council and hear from

other community members about the Engstrom/Trunk route selection. In addition, the Board requested MSB Dept. of Public Works staff to attend.

## VII. STAFF/AGENCY REPORTS & PRESENTATIONS

- A. MSB Nominations Update for the Metropolitan Transportation Plan – Julie Spackman, MSB Long Range Planner. The MSB submitted 61 nominations for consideration. Additional information is available at the MatSu Valley Planning for Transportation website: [mvpmpo.org](http://mvpmpo.org)
- B. TAB meeting schedule and MSB legislation – Alex Strawn, Director, MSB Planning & Land Use Dept. This Board meets quarterly. Staff will monitor legislation that's transportation related and communicate with the Chairperson about whether or not to schedule special meetings. If desired, special meetings can be scheduled to provide timely input to legislation for the Assembly.
- C. Transit funding determination from ADOT&PF – Alex Strawn & Jason Ortiz. The Commissioner of the AK. Dept. of Transportation & Public Facilities determined the percentage of federal 5307 funding to be divided between the MSB and the Ak. Railroad: the MSB will get 90% and the railroad will get 10%.

## VIII. UNFINISHED BUSINESS

None.

## IX. NEW BUSINESS

- A. Transit Continuity – Jason Ortiz, Deputy Director, MSB Planning & Land Use Dept. The MSB Manager's budget proposes to maintain the current level of funding for public transit in the MSB at \$750,000/year. Resolution supporting the continuity of transit services provided for Board to consider.
  - i. Motion to adopt TAB Resolution 26-02: Gorlick. Second: Schwalb. None opposed. Motion passed unanimously.
- B. MSB 11.08 Closures – Jesse Peterson, Chairperson, introduced a resolution regarding the recent changes in weight restrictions.
  - i. Motion to adopt TAB Resolution 26-03: Alley. Second: Gorlick. Discussion.
    - 1. Motion to amend TAB Resolution 26-03: Gorlick. Seconded: Alley. No one opposed. Motion to amend passed unanimously.
    - 2. Motion to amend TAB Resolution 26-03 as amended: Schwalb. Seconded: Gorlick. No one opposed. Motion to amend passes unanimously.
    - 3. Motion to amend Resolution 26-03: Alley. Seconded: Gorlick. No one opposed. Motion to amend passed unanimously.
    - 4. Question called: Gorlick. No one opposed to main motion to adopt TAB Resolution 26-03 as amended. Main motion passed unanimously.

X. MEMBER COMMENTS: None.

XI. NEXT MEETING DATES:

- A. Friday, May 29, 2026. 10:00 a.m. Location to be announced.
- B. Friday, July 24, 2026. 10:00 a.m.

XII. ADJOURNMENT – 12:04 p.m.

MINUTES APPROVED: 5/29/26  
Date

  
\_\_\_\_\_  
Jesse Peterson, Chair

ATTEST:

  
\_\_\_\_\_  
Julie Spackman, Clerk